

# Data Center/Owner Occupier Flex Buildings **FOR SALE**

# 5070-5080

Old Ellis Point  
Roswell, GA 30076

**8,000 SF**  
**14,000 SF**



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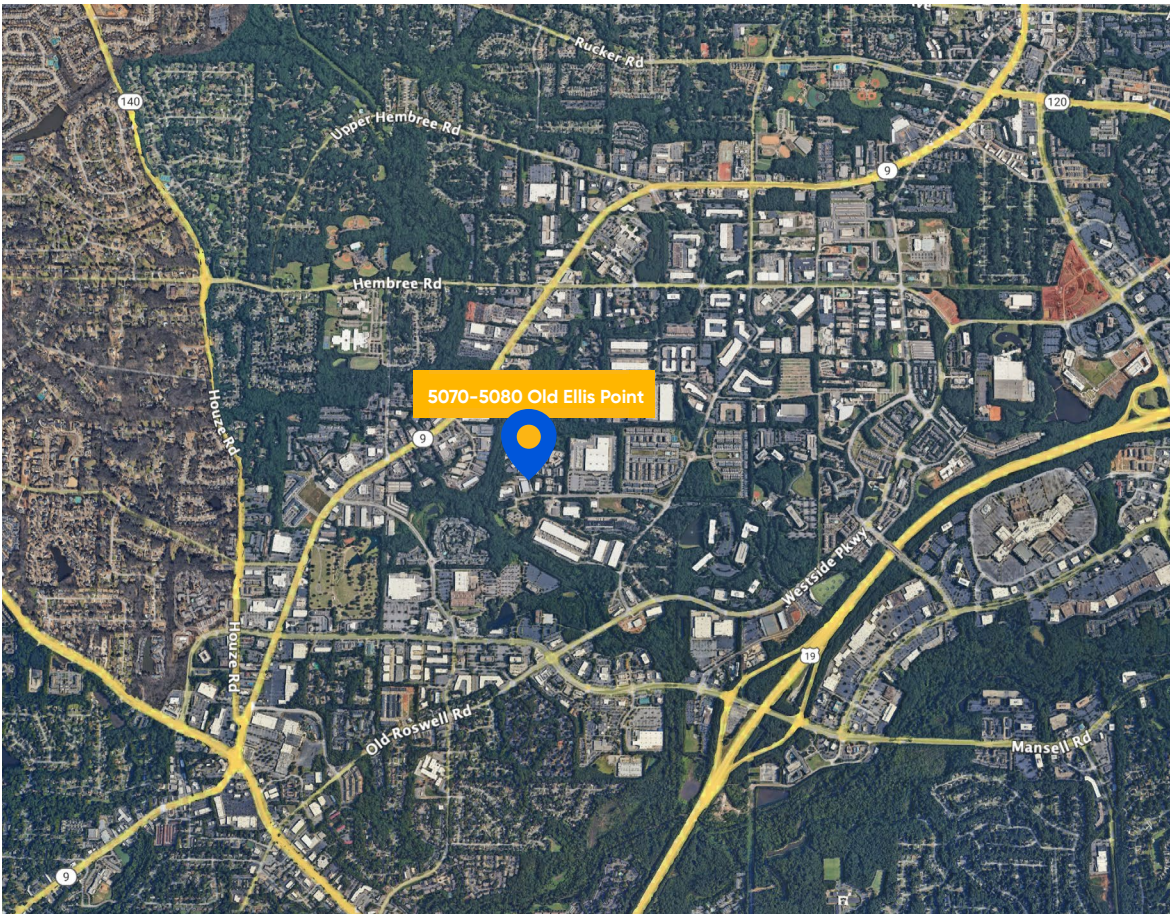
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With its strategic positioning, business-friendly environment, and proximity to North Fulton's talent pool, **5070-5080 Old Ellis Point** is an ideal location for companies looking to establish or expand their presence in one of Atlanta's most dynamic submarkets.



Located in the thriving North Fulton submarket, this property offers exceptional accessibility and convenience for businesses of all sizes. Just minutes from GA-400 and major Roswell and Alpharetta corridors, the property provides seamless connectivity to Metro Atlanta's key business hubs.





5080 Old Ellis Point

5070 Old Ellis Point





# Campus Highlights

- Buildings total 22,000 SF
- Data Center Space: Approximately 8,000 square feet of data center space across the two buildings, with supporting office and warehousing areas.
- Office Space: 12,000 square feet.
- Warehouse Space: 2,000 square feet.
- Power Capacity: >1MW (Megawatts) power build-out, indicating significant infrastructure for IT operations.
- Redundant N+1 generators provide continuous power to all data center and network operations space
- HVAC Capacity: Data Center cooling is setup for in-row style and matched to power consumption capacity (Schneider/APC systems)
- Telecommunications: Fiber builds include AT&T, Fiberlight, Lumen, Comcast, and Megaport
- Land Area: The buildings are situated on a >3+/- acre parcels of land, offering potential for future expansion or ample parking and green space.





# 5070 Property Highlights

- Building totals 8,000 SF
- Serves as the primary data center with approximately approximately 5,000 square feet of space populated with racks, computer, storage, and networking equipment. The remainder of the space is used for other purposes.
- 3,000 SF Office Space
- Power Capacity: Structured Schneider-Electric >.75MW diverse A|B power build
- Unique opportunity, 5070 serves and junction bridging fiber from 400 south to Highway 9 north for Comcast/others





# 5080 Property Highlights

- Serves as the support and office space, with a total of 14,000 square feet
- 10,500 SF Office Space, Breakroom, and Work Areas
- 2,000 square feet for data center space; and 1,500 square feet for warehouse space
- Power Capacity: Network Operations and Data Center supported by .3MW power build.



# Campus Exterior





# 5070 Ellis Point



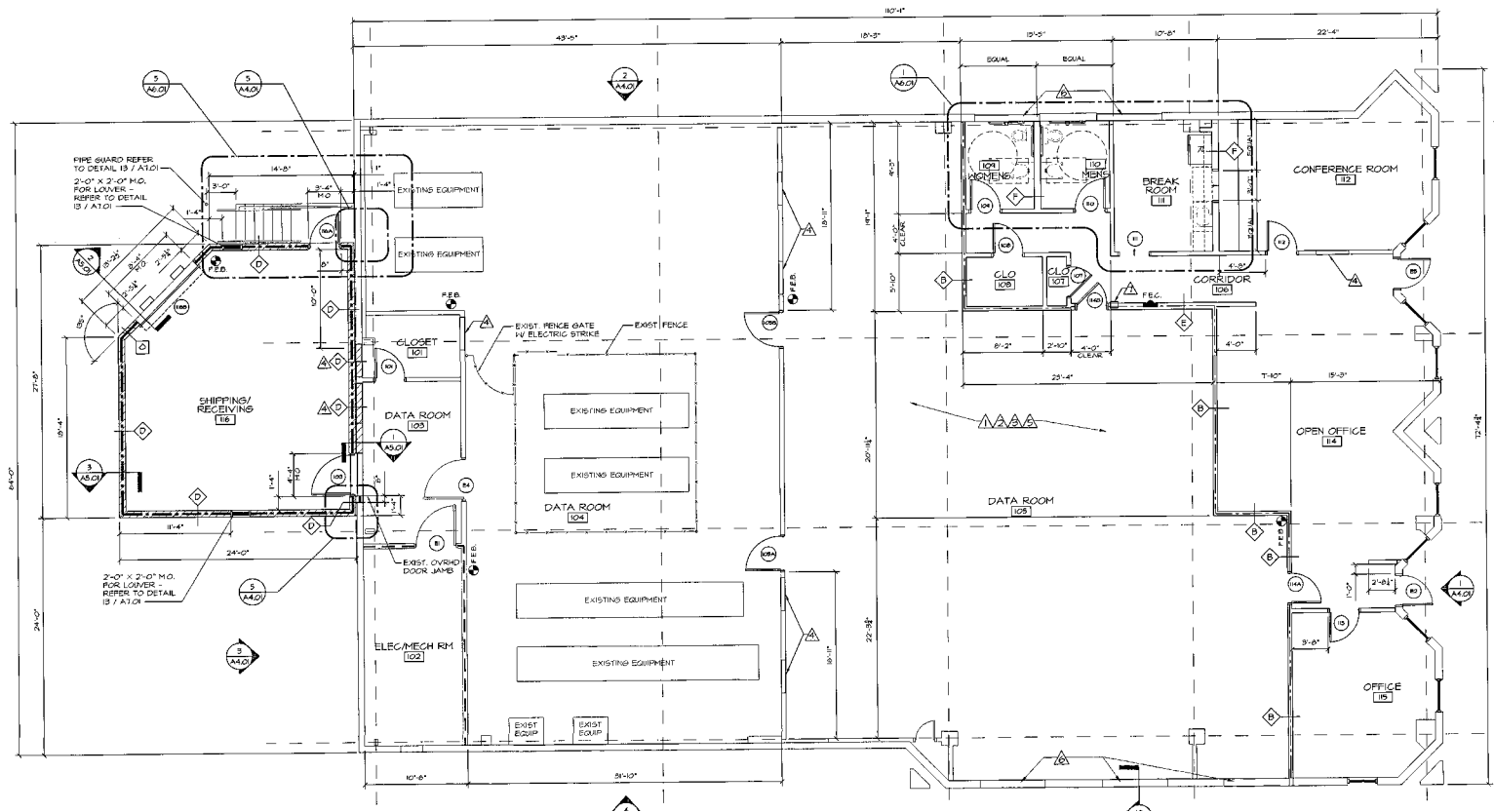


# 5080 Ellis Point



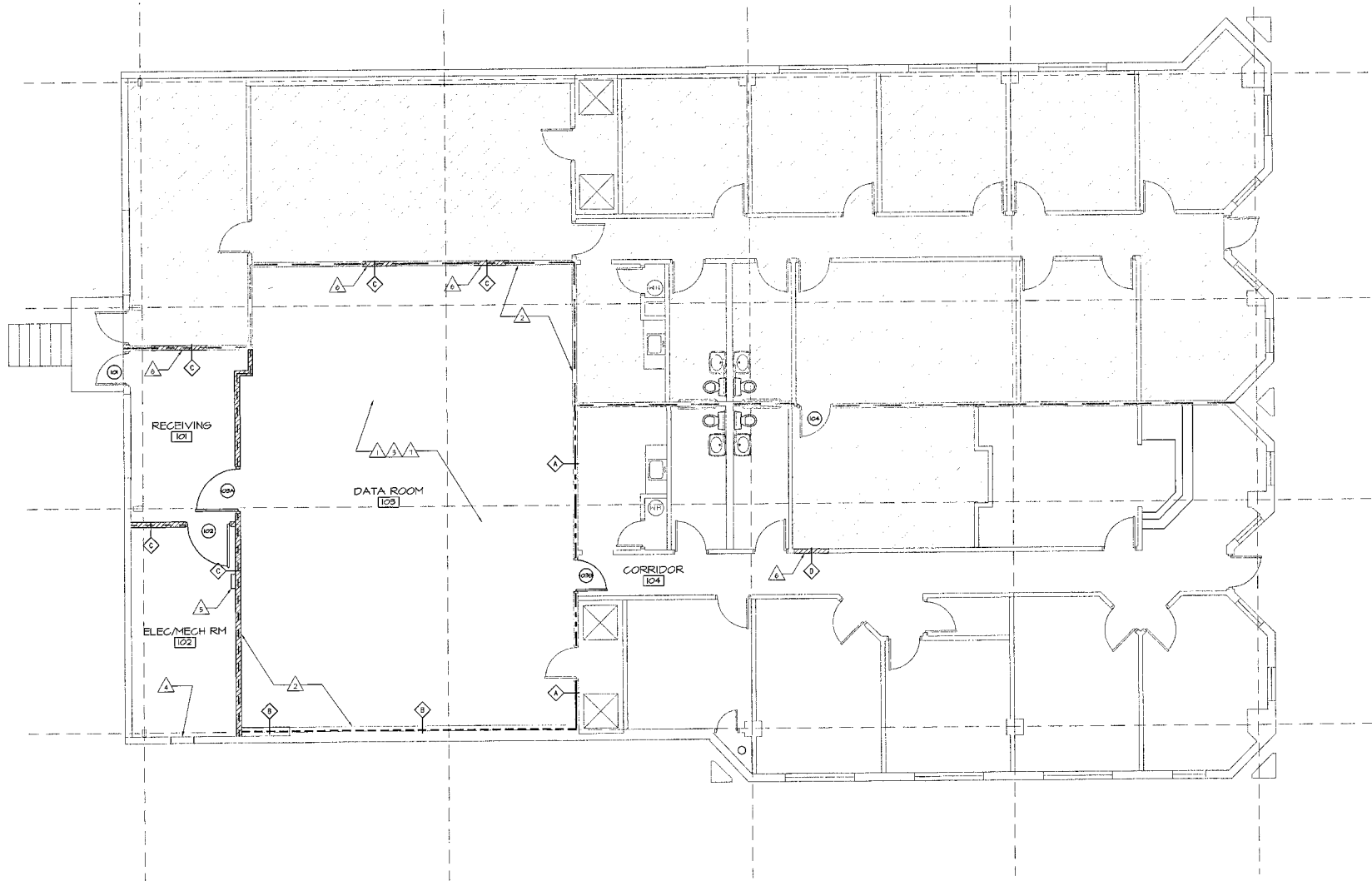


# 5070 Floor Plan



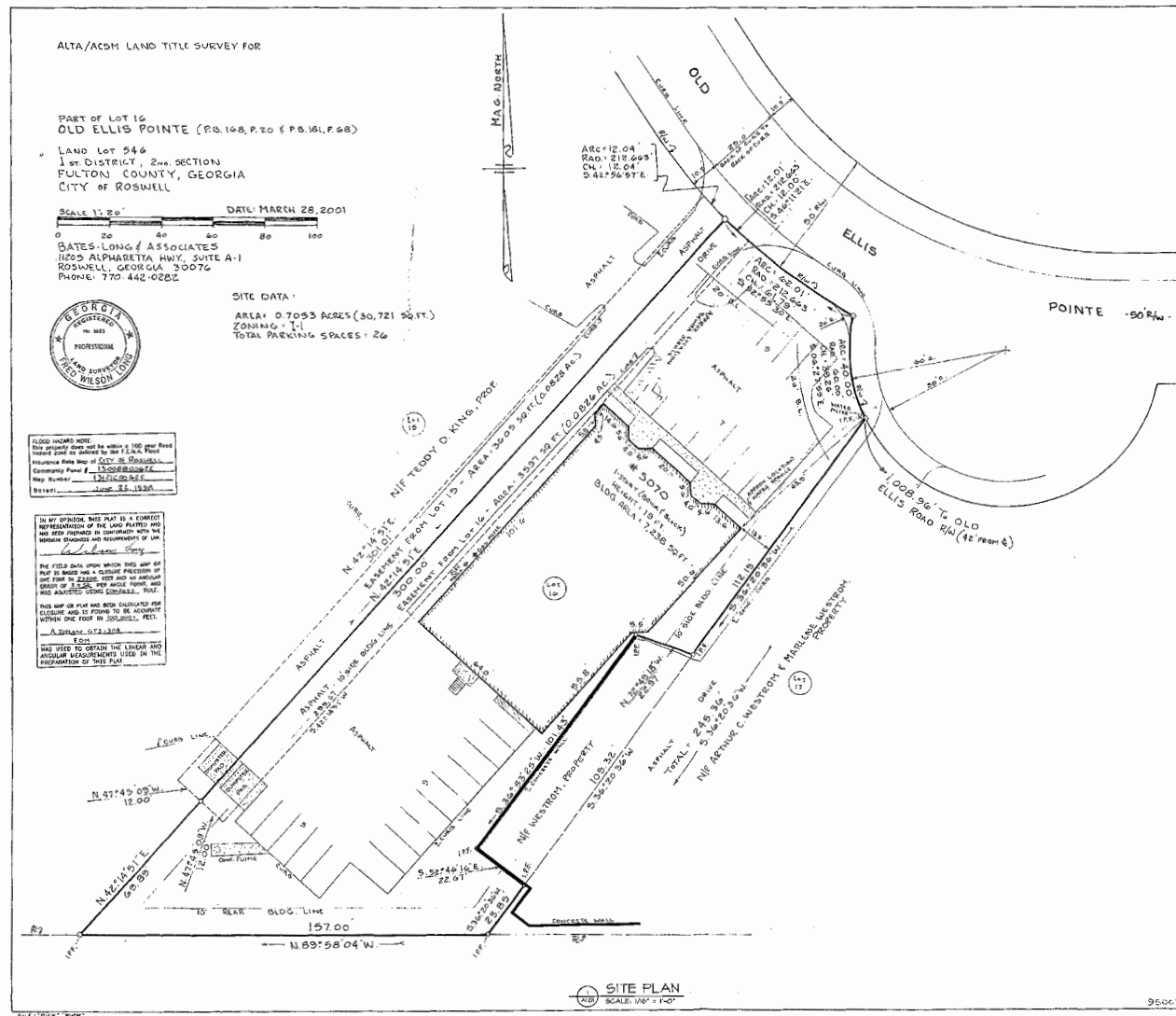


# 5080 Floor Plan





# 5080 Site Plan



PROJECT NUMBER
0705
DATE
MAY 26, 2007
DRAWN BY
NCS
APPROVED BY
RJM
REVISIONS

CHILLER, EMERGENCY GENERATOR & PARKING  
LAYOUT FOR  
NSPI  
5080 OLD ELLIS POINTE  
ROSWELL, GEORGIA

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SHEET NUMBER

**A1.01**

10



# For More Information



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